

**Minutes of Meeting
Grafton Planning Board
November 28, 2011**

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A regular meeting of the Grafton Planning Board was held on Monday, November 28, 2011 in Conference Room A at the Grafton Municipal Center, 30 Providence Road, Grafton, MA. Present for the meeting were Chairman Bruce W. Spinney III, Vice-Chair Stephen Qualey, Robert Hassinger and David Robbins. Clerk James Walsh III arrived at the meeting at 7:26 p.m. Staff present was Town Planner, Stephen Bishop and Assistant Planner Ann Morgan.

Chairman Spinney called the meeting to order at 7:05 p.m.

DISCUSSION ITEM 1-A – WORKSHOP DATES & TOPICS

Chairman Spinney suggested the Board schedule a workshop for the January 23 Planning Board meeting if there are no significant agenda items. Mr. Hassinger noted that Board would need to decide on whether they wanted the workshop televised, as coverage could be a problem if left to a last minute decision. Chairman Spinney added that he would entertain the Board's suggestions on what topics they would prefer to cover at the workshops, noting that two topics already considered are the proposed chicken by-law and the proposed sign by-law. Mr. Qualey noted his committee will be meeting in January, at which time they would like to meet with the Planning Board and Staff to bring everyone up to date with their progress toward Town Meeting.

Chairman Spinney remarked that he would like to have a discussion with someone on the Grafton Common project committee as to what is planned for that area of Town. Ms. Morgan noted the Historical District Commission has discussed various designs and is currently working with the Traffic Safety Committee and the Board of Selectmen on the redesign of the Common area.

Chairman Spinney informed the Board that the EDC has also requested to attend a Planning Board workshop to discuss some of their plans and that Board of Selectmen member John Dowling is currently realigning the Community Business districts between Carroll Road and Wheeler Road, and will bring the zoning issues before the Planning Board for discussion.

Mr. Bishop added that he will also have a final presentation on the Mixed Zoning for the Mill Villages Streetscape area which the Board will need to vote on at a later date.

STAFF REPORT

Mr. Bishop informed the Board that National Grid has installed the new transformer and made the connections required to energize the lights and Mill Villages Park; but the contractor is needed to turn on the breakers. Mr. Bishop noted that he was a little

disappointed that the park has not moved forward in a more timely fashion and that he has had to consistently chase the contractor to take advantage of the accommodating good weather. Mr. Bishop added that the contractor has promised he will move forward, as his contract currently extends to the end of December.

Mr. Bishop commented that the dredging is also moving forward, stressing that the rain has put a severe strain on the pumping operation, but that the schedule is still intact with a contract to mid December. Mr. Bishop reported that the Butane project is also moving along, with floodplain issues contributing to the proposal of the greenhouse to be located on the backside of the canal and closer to the parking area.

Mr. Walsh joined the Board at 7:26 p.m.

MINTUES OF PREVIOUS MEETINGS

The Board was forced to forego meeting minutes approval due to no copies of the minutes available in their mailboxes.

Chairman Spinney informed the Board that the EDC would be holding meetings on December 14, 2011 and January 18, 2012.

Chairman Spinney expressed interest in the amount of CMRPC hours available to the Planning Board. Mr. Hassinger suggested the Board make a request through him to present to the CMRPC.

SITE PLAN 2011-1 UNIBANK FOR SAVINGS, (APPLICANT) – CHRISTOS GEORGIADOS, (OWNER) – BANK BUILDING, 2 DRIVE THROUGH LANES, AND ASSOCIATED PARKING, VEHICULAR CIRCULATION AND TRAVEL LANES – 89 WORCESTER STREET

Chairman Spinney opened the public hearing. Present at the hearing for the applicant was Attorney Todd Brodeur, Attorney Joseph Antonellis, Engineer and Josh Swerling of Bohler Engineering, Christopher Foley, Senior Vice-President of Unibank and Conrad Decker, representing Xtra Mart owner Drake Petroleum.

Attorney Brodeur reviewed the four outstanding items from the previous public hearing, noting that correspondence had been received from the Fire Department acknowledging the accessibility. Attorney Brodeur continued with the sloping on Usher Road stating that Unibank has agreed to modify the first 145 feet of the sloping roadway and pointing out that all items were acknowledged by Graves Engineering in their review comments dated November 28. Attorney Brodeur stated the Board had suggested the applicant grade the area in front of the bank to accommodate a future sidewalk area passing along the roadway. Attorney Brodeur next addressed the traffic counts request made by the Board, noting a simplified traffic count document comprised of ITE data had been submitted.

Chairman Spinney added that correspondence from the Police Chief had been received stating he had no objection to the project as submitted.

Attorney Brodeur informed the Board that a plan of the proposed sign has been submitted also, which meets the current sign by-law requirements.

Mr. Qualey asked what the final grade percentage will be for Usher Road. Mr. Swerling stated the first 20 feet will be 9% down to 2%. Mr. Swerling reviewed the revised grading plan for Board, noting that Graves Engineering had no issues with the design as presented. Mr. Bishop added that DPW & Engineering were pleased that the grade is being improved.

Conrad Decker of Drake Petroleum, apologized to the Board that he had not been notified in time by their home office in Providence of the legal notice about the public hearing. Mr. Decker stated that his major concern was for their tanker delivery trucks to be able to maneuver onto the property from the roadway with the common driveway decrease to a 24-foot cut. Mr. Swerling responded that the radius and roadway cuts have been approved by Graves Engineering and filed with Mass DOT. Mr. Hassinger's concern for the by-law access drives in section 4.2.4.2 was noted and found not to exceed 30 feet at the street line.

MOTION by Mr. Qualey, **SECOND** by Mr. Walsh, to close the public hearing. **MOTION** carried unanimously 5 to 0.

MOTION by Mr. Hassinger, **SECOND** by Mr. Robbins, to direct Staff to draft a decision, taking into consideration all of the information received and the findings and conditions discussed. **MOTION** carried unanimously 5 to 0.

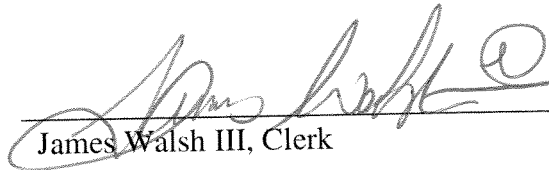
MOTION by Mr. Qualey, **SECOND** was a unanimous consent of the Board, to adjourn the meeting. **MOTION** carried unanimously.

The meeting was adjourned at 8:00 p.m.

EXHIBITS

- Revised site plan, revised through 11/21/11 to include
 - The Transition Curb Detail on Sheet 12 revised to specify that the low end shall be flush with grade, per Graves comment #6 on 11/10/11;
 - The grading improvements Unibank agreed to construct along the first 100+/- of Usher Rd to eliminate the steep (9%) grade at the intersection with Worcester St.;
 - Proposed grading along Worcester St. modified to accommodate future sidewalk.

- Trip generation comparison letter dated 11/21/11;
- Freestanding sign detail;
- Minor revisions requested by the Fire Department for emergency vehicles circulation as detailed in a letter addressed to Deputy Chief Mills dated November 22, 2011 and incorporated into the revised Site Plan.
- Site Plan and storm water review comments from Graves Engineering, dated November 28, 2011.
- Correspondence: Final review comments from Fire Department, received November 28, 2011.
- Fuel truck access comments from Conrad Decker, representing XtraMart and Bohler Engineering response.



James Walsh III, Clerk